

**VILLAGE OF YELLOW SPRINGS, OHIO
ORDINANCE 2018-17**

**REPEALING SECTION 1248.01(a) “R-A, LOW DENSITY RESIDENTIAL DISTRICT”
OF THE CODIFIED ORDINANCES OF THE VILLAGE OF YELLOW SPRINGS,
OHIO AND ENACTING A NEW SECTION 1248.01(a) “R-A, LOW DENSITY
RESIDENTIAL DISTRICT”**

Whereas, Section 1248.01(a) “R-A, Low Density Residential District” of the Codified Ordinances of the Village of Yellow Springs notes an approximate number of dwelling units permitted per acre by using the word “approximately”; and

Whereas, the number of dwelling units permitted on a particular building lot is specifically determined by the square footage of that lot, making the word “approximately” extraneous and potentially confusing the interpretation of the Ordinance; and

Whereas, removing the word “approximately” will make the requirement clear and eliminate the confusion caused by potential conflicting interpretation,

**NOW, THEREFORE, COUNCIL FOR THE VILLAGE OF YELLOW SPRINGS, OHIO
HEREBY ORDAINS THAT:**

Section 1. Chapter 1248.01(a) entitled “R-A, Low Density Residential District” of the Codified Ordinances of the Village of Yellow Springs, Ohio be repealed.

Section 2. A new Chapter 1248.01(a) entitled “R-A, Low Density Residential District” of the Codified Ordinances of the Village of Yellow Springs, Ohio be enacted to read as set forth on Exhibit A with new language underlined and deleted language in ~~strike through~~, which is attached hereto and incorporated herein.

Section 3. This ordinance shall take effect and be in full force at the earliest date permitted by law.

Brian Housh, President of Council

Passed: 5-21-18

Attest: _____
Patti Bates, Deputy Clerk of Council

ROLL CALL

Brian Housh __Y__ Marianne MacQueen __Y__ Judith Hempfling __Y__
Kevin Stokes __Y__ Lisa Kreeger __Y__

1248.01 PURPOSE.

(a) "R-A," Low Density Residential District. The R-A District is intended to accommodate single-family residential subdivision and infill development at densities of up to ~~approximately~~ six units per acre, along with related uses. Land within this district will be served by public sanitary sewer and water facilities.

(b) "R-B," Moderate-Density Residential District. The R-B District is intended to encompass much of the Village's existing single-family and medium-density residential neighborhoods and accommodate similarly situated new and infill development at densities up to eight units per acre. This district also permits the introduction of attached residential units and nonresidential uses that are compatible and in scale with the established neighborhood character. Land within this district will be served by public sanitary sewer and water facilities.

(c) "R-C," High Density Residential District. The R-C District is intended to promote a high quality mix of residential units, including multiple-family dwellings, at a density of up to 14 units per acre. Other compatible, nonresidential uses may also be permitted. Public sanitary sewer and water facilities are required.

(Ord. 2013-19. Passed 9-16-13.)